153.0	0006	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,100 /	787,100
					USE VALUE:	787,100 /	787,100
					ASSESSED:	787,100 /	787,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLETIER KENDRA E		
Owner 2:			
Owner 3:			
Street 1:	23 EUSTIS STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PYNN KENDRA E/KENNETH R -
Owner 2:	-
Street 1:	23 EUSTIS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 2256 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	331,100		456,000	787,100
Total Card	0.115	331,100		456,000	787,100
Total Parcel	0.115	331,100		456,000	787,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.89 | /Parcel: 348.8

Legal Description

User Acct 102007

GIS Ref

GIS Ref

Insp Date 04/15/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0006-0010.0

!12041!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,100	0	5,000.	456,000	787,100	787,100	Year End Roll	12/18/2019
2019	101	FV	274,800	0	5,000.	427,500	702,300	702,300	Year End Roll	1/3/2019
2018	101	FV	274,800	0	5,000.	353,400	628,200	628,200	Year End Roll	12/20/2017
2017	101	FV	274,800	0	5,000.	324,900	599,700	599,700	Year End Roll	1/3/2017
2016	101	FV	274,800	0	5,000.	296,400	571,200	571,200	Year End	1/4/2016
2015	101	FV	257,700	0	5,000.	290,700	548,400	548,400	Year End Roll	12/11/2014
2014	101	FV	285,900	0	5,000.	270,200	556,100	556,100	Year End Roll	12/16/2013
2013	101	FV	257,600	0	5,000.	257,100	514,700	514,700		12/13/2012

PRINT

Date	Time
12/11/20	02:09:39

LAST REV

Date	Time
04/15/14	11:16:57
philc	

PAT ACCT. 12041

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PYNN KENDRA E/K	57118-482		7/11/2011		1	No	No		
PYNN KENDRA E	51139-461		5/6/2008	Family	1	No	No		
PYNN KENNETH R	35383-484		5/1/2002	Family	1	No	No		
PYNN CAROL	18787-66		12/29/1987		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2010	734	Addition	140,000					BUILD 15X24 ADD OF

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Meas/Inspect	PC	PHIL C
3/27/2013	Measured	JBS	JOHN S
3/7/2012	Info Fm Prmt	BR	B Rossignol
11/15/2008	Meas/Inspect	336	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.11542547
Const Adj.:	0.97660595
Adj $ / SQ:	114.380
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449844
Depreciation:	118759
Depreciated Total:	331086

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

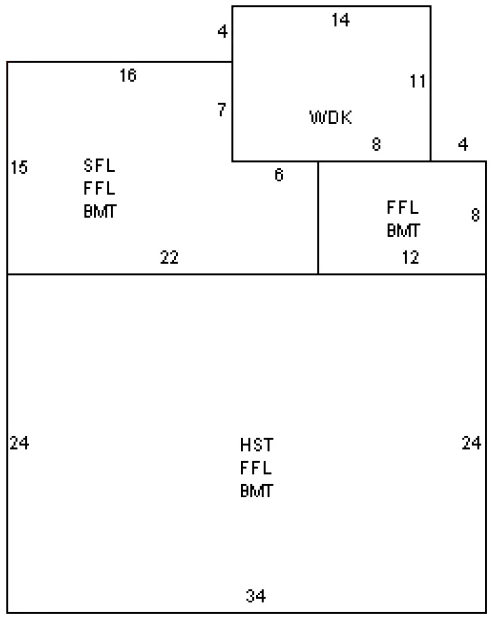
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	125.82
Special Features:	0	Val/Su Net:	83.40
Final Total:	331100	Val/Su SzAd	146.76

SKETCH



UnSketched SubAreas:
FAD: 360,
BMT: 360,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,560	34.310	53,530
FFL	First Floor	1,200	114.380	137,256
HST	Half Story	408	114.380	46,667
FAD	Addition	360	114.380	41,177
SFL	Second Floor	288	114.380	32,941
WDK	Deck	154	12.200	1,879
	Net Sketched Area:	3,970	Total:	313,450
Size Ad	2256	Gross Are	4378	FinArea 2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: